

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
May 27, 2014 – 5:00 PM**

MINUTES APPROVED

By: Ro Wilkinson

Seconded: Diane Adams

Date: 7/29/14

PRESENT:

Commissioner Ro Wilkinson
Commissioner Don Buehner
Chairman Ross Taylor
Commissioner Nathan Fisher
Commissioner Julie Hullinger (*left the meeting at 6:24 pm*)
Commissioner Todd Staheli (*left the meeting at 6:24 pm*)
Council Member Joe Bowcutt

CITY STAFF:

Development Services Manager Wes Jenkins
Community Development Coordinator Bob Nicholson
Project Manager Todd Jacobsen
Planner II Ray Snyder
Assistant City Attorney Victoria Hales
Administrative Secretary Genna Singh

EXCUSED:

Commissioner Diane Adams
Planner I Craig Harvey

FLAG SALUTE

Chairman Ross Taylor asked Commissioner Todd Staheli to lead the flag salute at 5:00 pm.

Chairman Ross Taylor recognized the Boy Scouts and asked that they step forward.

1. **FINAL PLATS (FP)**

- A. Consider approval of a final plat for “**Confluence Commercial Center**” a 4 lot commercial subdivision. The applicant is the City of St. George and the representative Mr. Brad Petersen, Development Solutions. The property is zoned C-3 (General Commercial Zone) and is located east of the Dixie Center (between 120 East Street and 270 East Street and south of 1670 South Street). Case No. 2014-FP-038. (Staff – Todd J.).
- B. Consider approval of a final plat for “**Tupelo Phase 1**” a twenty-five (25) lot residential subdivision plat. The representative is Mr. Brad Petersen, Development Solutions. The property is zoned R-1-8 (Single Family Residential 8,000 square foot minimum lot size) and is located at approximately at the northeast corner of 3000 East Street and Crimson Ridge Drive intersection. Case No. 2014-FP-028. (Staff – Todd J.)

Todd Jacobsen presented items 1A and 1B;

Todd Jacobsen noted that for Confluence Commercial Center there is a corner that UDOT owns as part of the construction for the Dixie Drive Interchange. UDOT no longer needs that portion so it will be deeded back to the City. If we receive that the plat it will be amended.

MOTION: Commissioner Ro Wilkinson made a motion to accept final plats 1A and 1B and authorize chairman to sign.

SECONDED: Commissioner Todd Staheli seconded the motion.

AYES (6)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chairman Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

Commissioner Todd Staheli

NAYS (0)

Motion carries.

2. FINAL PLAT AMENDMENT (FPA)

- A. Consider approval of a final plat amendment for “**Bloomington Knolls Town Homes Phase 2 Amendment 3**” to amend a previously recorded residential subdivision Final Plat. The representative is Mr. Reid Pope, L.R. Pope Engineering. The property is zoned PD-R (Planned Development Residential) and is located at 1050 East Brigham Road. Case No. 2014-FP-016. (Staff – Todd J.)

Todd Jacobsen presented Item 2A;

This amendment concerns the tennis court area. With amendment 2 it turned the tennis courts into two building pads and now they want it back as tennis courts.

- B. Consider approval of a lot line adjustment and easement vacation for “**Lots 2 and 3 of Blackberry Court Phase 1.**” The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and is located at approximately 3670 South 1090 West Circle (in the Bloomington area just north of the round-a-bout where Baneberry Drive and Mulberry Drive meet). Case No. 2014-LRE-006. (Staff – Todd J.)

Todd Jacobsen presented Item 2B;

They will merge lots 2 and 3 and then they will vacate anything there that needs to be vacated.

MOTION: Commissioner Don Buehner made a motion to approve Bloomington Knolls Town Homes Phase 2 Amendment 3 as written as well as Lots 2 and 3 of Blackberry Court Phase 1, Items 2A and 2B as they appear to fit within the specifications of the current zoning and appear to be positive changes and authorize chairman to sign.

SECONDED: Commissioner Julie Hullinger seconded the motion.

AYES (6)

Commissioner Ro Wilkinson
Commissioner Don Buehner
Chairman Ross Taylor
Commissioner Nathan Fisher
Commissioner Julie Hullinger
Commissioner Todd Staheli
NAYS (0)
Motion carries.

3. **ZONE CHANGES (ZC) PUBLIC HEARINGS**

- A. Consider a zone change from C-3 (General Commercial Zone) to PD-C (Planned Development Commercial) on 6.02 acres. The property is located on the northwest corner of 1200 S and 400 E, east of Furniture Row. The applicant is **U-Haul** and the representative is Mr. Mark Howard, Amerco Real Estate Company (developer). The site is proposed to be a commercial U-Haul storage and truck rental center. Case No. 2014-ZC-009. (Staff – Bob N.)

Bob Nicholson began by presenting the prepared PowerPoint presentation.

Bob Nicholson continued:

Dale Jones owns the vacant parcel as well as the parcel subject to the proposed zone change. The zone changed area is projected to be sold to U-Haul. The remaining portion would remain vacant. The green on the site plan is the landscaping. They exceed the minimum requirements from the City. The requirement is an average of 15' of landscaping along public streets. They have 25'. The storage units are set at the 25' setback line which would serve as the privacy wall and then the wall would need to continue where the buildings end. They show 25' of landscape on Sunland and 400 East. There are a total of eight buildings proposed. "A" building will be 2-story. "B" building will be single story but the same height as a 2-story. "A" building will be the office, showroom, rental storage and climatized storage. The other buildings are all mini storage.

Building A will be the 2 story main building. Part of the approval here is the conceptual site plan and building design as well. They will have stone accents at the entry and building columns. The north elevation will have visibility from the freeway. The orange trim will be the corporate orange. Building B will be about 33' tall. Building A was about 28' tall. Building B is an employee only building. Buildings C,D,E,F,G, and H are all 1-story mini storage units of about 12' tall.

Right now the property is C-3. In 2010 or 2011 the City amended the requirements for storage units to one story or 12 feet and required a store front or some other façade in the C-3 Zone. They are permitted in the M1 and M2 zones without the design restrictions. The applicants would like a PD zone with elevations submitted to you for approval. The buildings meet or exceed all setback requirements. North of the property is the freeway

with commercial uses further. West of the property is Furniture Row. South of the property is C-3. East is R-3.

There are two accesses planned. One will be on 400 East. There will be a shared access on Sunland drive with Furniture Row.

They are asking for a special determination from the Planning Commission and City Council in regards to parking. For warehouse storage there is 1:1000 square feet requirement in the code. As for mini storage there is no parking requirement. The requirement is really for Buildings A and B. Together, buildings A and B have about 58,167 square feet of storage and about 3,000 square feet of sales floor area. The calculation would be 58 spaces for storage and then 13 spaces for office space for a combined 71 spaces for the property. U-Haul indicates that 71 spaces are not needed by any means.

The requirements for storage units in the C-3 zone changed in 2009 to require additional design standards for storage units in a C-3 however tonight we are asking for a zone change so it doesn't apply.

For approval in the PD zone, approval includes the conceptual site plan and elevations.

Councilman Joe Bowcutt asked if tonight's motion includes the variance for parking.

Bob Nicholson responded that the parking would be included as well.

Councilman Joe Bowcutt asked if U-Haul needs about 80 parking spaces.

Bob Nicholson responded that the code states the Planning Commission and City Council can consider unique factors to determine a reasonable number of spaces. The applicant feels that 71 spaces are not necessary.

Commissioner Ro Wilkinson asked what type of security is available.

Bob Nicholson replied that U-Haul can address security, however, they are required to have a perimeter wall and the back of the mini storage units will become the wall. Where the building doesn't exist they will have to provide a wall or fence.

Commissioner Don Buehner asked if buildings A and B are the reason for the change so they can go double story instead of single story.

Bob Nicholson replied that in a C-3 zone (the current zone), ordinance states they are allowed mini storage units but they have to be faced by some type of façade or other commercial development.

Commissioner Nathan Fisher noted that U-Haul could put their large building in front of Sunland to block the rest of the units.

Bob Nicholson added that one example is Fort Knox Storage. There is an office complex in front of it with the storage units behind.

Commissioner Nathan Fisher added that it's not always required to have the façade; they can go into the industrial zones to avoid that.

Bob Nicholson responded that was correct.

Commissioner Don Buehner questioned that if the property remained in the C-3 zone, they could not have the 2-story and it would require the façade work.

Bob Nicholson indicated that was correct.

Commissioner Nathan Fisher added that they're also trying to bypass parking and such so we can approve it all now rather than having to do it a step at a time.

Bob Nicholson inserted that it brings it all out to the table at once. The site plan has been updated since the packets were distributed. Building B has moved away from the sewer easement. The trucks along the frontage have been reduced to 14. The landscaping has been added to help screen more on Sunland Drive.

Councilman Joe Bowcutt asked if there is requirement for landscaping within the parking area.

Bob Nicholson answered that the landscape requirement is only if there are more than 30 spaces.

Councilman Joe Bowcutt inserted that the less than 30 stalls has to be approved first.

Bob Nicholson responded yes, the parking reduction does have to be approved first. The idea is they are renting large trucks to those who may not know how to drive them so the fewer the obstacles the better. The front walls and side walls will be visible to I-15.

Commissioner Nathan Fisher asked if the stone is mustard yellow stone.

Bob Nicholson responded that the stone work applies to the columns and the entry way. The bulk will be stucco. We did ask them to think of more landscaping which they agreed to. Down the road the site plan can be tweaked but the building conceptual plan is proposed for approval tonight.

Chairman Ross Taylor asked if the building site review will be before Planning Commission.

Bob Nicholson responded that it is proposed for approval tonight.

Commissioner Nathan Fisher asked how much higher the freeway sits.

Bob Nicholson showed that the elevation difference as well as examples of other U-Haul facilities, Anthem, Arizona and the old Stephen Wade property across from Fiesta Fun, on the PowerPoint.

Commissioner Don Buehner asked if the property to the west is residential and what the visibility will look like from the residences northeast of the property.

Bob Nicholson responded that the vacant parcel there is future C-3 development.

Chairman Ross Taylor asked whether the refrigeration and AC will be on the roof or ground.

U-Haul Representative approached to state that as far as the refrigeration or AC units, we don't typically roof-mount due to potential leaks. We ground mount those units. They will be to the north of the building.

Chairman Ross Taylor asked if the units will be screened.

U-Haul Representative replied yes they can be. We have provided a traffic comparison. We did a study of a comparable sized building. We're not going to make money if we're not adjacent to residential. The benefit is that the traffic counts will be lower than if a fast food restaurant or grocery store were there. A 30,000 square foot fast food restaurant would be about 3,000 trips per day. Our 80,000 square foot U-Haul facility generates only 31 trips per day. We don't have rush hours. We feel that 25 spots is standard for this size facility. The storage units themselves are all inward facing. No one would see the orange doors seen on the elevations. None of that would face the residential neighbors. We did do a site line study: Buildings "G" and "H" are the views from the road so that wall will really block any views in addition to trees we will plant.

Commissioner Nathan Fisher asked which roads are depicted by Buildings G and H.

U-Haul Representative responded they are along 400 East and Sunland Drive. There is a wall where the residential area would be. There is commercial along Sunland Drive so I don't believe we need screening there.

Bob Nicholson inserted that it would need a 6' fence due to the PD zone but I'll verify that.

Commissioner Don Buehner asked what the screen is for.

U-Haul Representative responded that the screens are for vegetation to climb.

Commissioner Ro Wilkinson asked if any of the buildings are air conditioned.

U-Haul Representative stated that the 2-story building would be climate controlled.

Commissioner Don Buehner asked why U-Haul wants the zone change and noted the points previously brought up were that a 2-story building would not be allowed and then the façade requirement. Why do you not want to comply with the façade requirements on the frontage road?

U-Haul Representative answered it's more than that. It's an issue of how do we affordably develop this. When you look at the site constraints for the parcel, the two story building is reasonable as well as the individual units. We want to provide the service but we also want to comply. We understand the view from I-15 is huge and having the larger buildings screening the mini storage units is something I feel is appropriate.

Commissioner Don Buehner noted that in the C-3 there is a façade requirement and with the PD zone change those requirements are not there.

U-Haul Representative responded stating that we still have the ordinance against the interstate where we have to dress up the building.

Commissioner Don Buehner responded that I'm looking more at 400 East.

Bob Nicholson read the C-3 zoning ordinance concerning the store front and screening.

U-Haul Representative responded that it's a creative combination of what we need. Part of the 2 story is retail. I think what we are presenting is on par with the area.

Commissioner Don Buehner asked if U-Haul could still use the land if it remained C-3.

Carlos Vasquerra (U-haul, real estate arm) stated that we're paying for the land and we have to tie the economics into it. To make it work we need a 2-story building.

Commissioner Don Buehner asked if having a one story would make the land less economical or not economical at all.

Carlos Vasquerra responded that we've been into a lot of 2 acre plus developments with only 2 story buildings. We serve households exclusively. The 2 story alone buildings also demand the normal units not the climate ones. With the configuration we're forced to do the 2 story and the minis to add to the community.

Commissioner Don Buehner asked if U-Haul has seen the letter submitted by a neighbor.

U-Haul had not seen the letter.

Commissioner Don Buehner explained that their concern was the view from the residential area.

Carlos Vasquerra replied that that's the reason for the increased landscaping. As for security: we don't use fencing and such. Patrons use a card that gives accesses to the building. We have panels on the walls that show us where people are. In addition each room is individually alarmed. If there is someone in the building with no swipe the whole facility will alarm.

Commissioner Nathan Fisher asked if the alarm is for the whole facility or just the 2 story?

Carlos Vasquerra replied that the alarm is for the whole facility.

Commissioner Nathan Fisher asked if there is a gate to get into the whole facility.

Carlos Vasquerra responded that the card gets them into the facility and then they can access only their room with their card.

Councilman Joe Bowcutt asked if the 10,000 decibel alarm will be loud enough to go across the street.

Carlos Vasquerra responded that it will go through the facility and will alert the alarm center in Phoenix.

Councilman Joe Bowcutt asked if it will wake up the neighbors.

Carlos Vasquerra said it'll alert the manager.

Commissioner Julie Hullinger asked what the hours of operation would be.

Carlos Vasquerra responded hours will be 7:00 am to 7:00 pm daily.

Commissioner Nathan Fisher stated his concerns:

Storage units have an emphasis placed on them in our ordinances on this particular aspect due to how they look and how invasive they can be in certain areas. That's why Bob said that in the industrial zone there are not as many restrictions because the units are not as visible. We don't want people driving by St. George and remembering a U-Haul facility. Under the ordinance the main issue was visibility and the three main elements and it seems like with this plan we're stretching it considerably. I'm not saying they can't be resolved. However, the purpose of the ordinance was to mitigate the issues presented by a storage unit facility. They offer these three things; part of which was to effectively screen from street views or locate in the rear so it's not the dominant view. You're in a pickle because of I-15, Sunland, and 400 East. When I drive down I-15 there are some situations that I regret being in the decision making process. All of the things I see here I know should be a concern to me. Because I-15 is higher your whole building can be seen. I don't know that with what we have here the visibility issues have been accomplished. I appreciate the extra landscaping you have put in. I believe the trees all have to be five feet on center. I would like to see if there are some design changes we can make to resolve the visibility issues. I think that bright orange needs to be eliminated. I understand it is a trademark color but it is specifically listed in ordinance as no bright orange.

U-Haul Representative responded that the orange mini doors won't be seen.

Commissioner Nathan Fisher inserted that the orange trim perimeter would be seen.

Commissioner Ro Wilkinson asked how large the orange trim is.

Taylor said the trim is about 1'6".

Commissioner Nathan Fisher stated that the goal of the ordinance is to mute the color scheme so it's not too prominent. I would suggest eliminating that orange. We can recommend it to City Council but I feel they would deny the request because it goes against the express language in the ordinance. I suggest going back and muting the colors and somehow designing the buildings in a way to where the units are not prominent.

Chairman Ross Taylor added his concern with the van size trucks moving in and out of the property with inexperienced drivers. Is this the best location? Should it really be in the industrial area? This is a unique location and I'm concerned for the residents surrounding the area. I know there are delivery trucks in that area periodically but not in the same manner as what you will have.

Commissioner Ro Wilkinson asked if this U-Haul location will eliminate the U-Haul at the old Stephen Wade property.

Carlos Vasquerra responded that we're not intending to put another U-Haul dealer out of service. 26% of our customers need storage. The majority need moving items like boxes and tape. Today we don't put in a U-Haul center without storage. At the beginning of this our founder told us we need to put our stores in locations where your wife will go pick up a truck or go to a storage unit.

Commissioner Julie Hullinger stated that she shares the same concerns as Commissioners Taylor and Fisher. I work near the property and there are little kids all the time at those properties. That scares me to have the trucks. I cringe every time I go by the storage units we approved by Foremaster because the color of the building, it just does not fit.

U-Haul Representative responded that keep in mind the safety for the residents. Look at the total trips per day. If fast food is there, there are 3000 trips; with U-Haul there is much less. It's the type of vehicle you're concerned with, I understand but the trip calculation is fewer.

Commissioner Ro Wilkinson asked if someone will be in the facility 24/7.

U-Haul Representative responded no.

Carlos Vasquerra added that the 15 employees would be there from 7:00 am to 7:00 pm.

U-Haul Representative added that the system is monitored 24/7.

Commissioner Don Buehner asked what the expected traffic flow would be.

Bob Nicholson responded that my guess is that the primary access would be on Sunland.

Commissioner Don Buehner asked what roads would be used to get there.

Discussion of assumed traffic flow

U-Haul Representative inserted that you'll want the exterior access storage adjacent to residential because they will use them more.

Commissioner Nathan Fisher commented that for 400 East what is visible from residential it requires not only the solid block wall but landscaping with high growing shrubs and trees planted less than 5 feet from center. Again it will effectively screen the units from public view. Another consideration required under C-3 unless we do the PD would be this: as far as façade 50% of the area must be decorative and the remaining 50% can be stucco. What we see is much more stucco than the 50%. I'm not suggesting it can't be done I just think it needs more thought. I suggest going back and addressing these things.

U-Haul Representative I hope you don't perceive we're doing this to get around the requirements. We're trying to meet the C-3.

Commissioner Nathan Fisher replied that is not what he is implying. Even if you're doing the PD-C, I anticipate City Council looking at the C-3 ordinance because it was such a concern when

they wrote it. Because of that, if you go through it you don't meet items 2 and 3 at all and those were the main concerns when written. Put forth some effort to accomplish a little bit of it. U-Haul Representative stated I understand, but the reverse is I don't think we should be held to a higher standard. I do want to move toward what you need to get this approved.

Assistant City Attorney Victoria Hales reminded the commission that this is a public hearing.

Chairman Ross Taylor opened the item to the public for comments.

Travis Perry:

Looking at this project as we've gone through the process; in Scottsdale they are very strict with look and feel and we've worked with them. As we've looked at what U-Haul is willing to do they want it to look good. As far as the orange -Furniture Row has a red roof and ServePro has a green stripe – there needs to be some individuality and branding allowed. I think they've done a great job anticipating these issues. If you look at 400 East there are varying levels and a median there. As you drive by on I-15 all you'll see is the front façade going 65 mph. We don't want to see just beige the whole stretch of I-15.

James Gardner (commercial neighbor): I'm not excited about it being there. I don't think it'll hurt them too much but I am concerned about the local businesses. I'm worried they'll put me out of business.

Chairman Ross Taylor closed the item to the public and opened the item up for discussion among commissioners.

Commissioner Todd Staheli added that the parking along the frontage of I-15 hasn't been discussed and thinks it should be limited.

Commissioner Ro Wilkinson countered stating there are dealerships all along there with tons of cars on the frontage.

Commissioner Nathan Fisher added that he is not suggesting this isn't a good location. There is some balance we can reach with the façade and colors. Our purpose is to make suggestions so it will pass by City Council; we can only try to give you insight.

Commissioner Don Buehner agreed with Commissioner Nathan Fisher and noted that his concerns now rest with the same concerns as Commissioner Fisher.

Assistant City Attorney Victoria Hales reminded the commission that this is a request for a zone change to PD-C. This goes to the current owner and subsequent owners. It is specific to this property, but if sold to someone else the zone change stands.

Chairman Ross Taylor added that it can be used for those purposes specifically.

Commissioner Nathan Fisher added that there are restrictions put on it due to the PD-C zone.

MOTION: Commissioner Nathan Fisher made a motion to recommend denial of this zone change application to PD-Commercial based on reasons that have been expressed with some commentary that is not to say the project itself is not recommended for denial but the plans as presented should be denied.

Bob Nicholson inserted that another option could be to table so they can come back with something different to give them another shot.

Assistant City Attorney Victoria Hales noted that would be up to the applicant.

Commissioner Nathan Fisher asked the applicant if they would like to table the item.

U-Haul Representative responded yes.

Commissioner Nathan Fisher suggested that U-Haul spend time with staff to go through the ordinance. Some you will not be able to accomplish due to the parcel but a good effort will go a long way.

Chairman Ross Taylor asked the applicant again if they would like to table the item.

Carlos Vasquerra responded, yes sir.

Chairman Ross Taylor asked when the applicant would like to return to Planning Commission.

U-Haul Representative responded that the next Planning Commission meeting in two weeks would be fine.

Commissioner Nathan Fisher withdrew his motion to deny.

The item has been tabled until the next Planning Commission meeting (June 10, 2014).

Commissioner Julie Hullinger and Commissioner Todd Staheli left at 6:24 PM

- B. Consider a zone change from R-2 (Multiple Family) to C-4 (Central Business District Commercial) on 0.237 acres and from PD-R (Planned Development Residential) to C-4 (Central Business District Commercial) on 0.776 acres. The properties are located at 321 W Tabernacle and 16 S 300 W. The 321 Tabernacle site is proposed to be developed as a future professional office for **'Precision Hearing.'** The 16 S 300 W site will remain as a WCSD (Washington County School District) operation. The applicant is Mr. Douglas Dunker and the representative is Mr. Barry Thompson, Pratt Engineering. **Case No. 2014-ZC-007.** (Staff – Ray S.).

Ray Snyder presented the following:

Parcel 1 is the development instigating the zone change. Parcel 2 is the existing school district property. The real issue here is that they want on-site parking. The best building for them is 2' from the property line. Because the school district is residential the distance has to be 10'. The applicant went and talked to the school district and asked that if he paid for the zone change, would they consider it. The school district submitted a letter in favor of changing their parcel to a commercial zone. On the first page of your report the ordinance is listed explaining the setbacks.

Chairman Ross Taylor asked if there are any utility easements involved with this request.

Ray Snyder responded that he'll have to address that at site plan review.

Barry Thompson (engineer) stated that I have not reviewed the title report which would disclose the easements. That will come forward at the final site plan approval. I would imagine there are overhead power easements. There were no visible utilities with the blue staking.

Doug Dunker (applicant) added that there is some overhead power. Gas is far enough away from the property to not be a problem.

Councilman Joe Bowcutt noted that if changed from PD-R to C-4 they can change to what they want to.

Ray Snyder inserted that I don't know how this piece ever became PD-R. To me the piece is non-conforming. With the current use a C-4 zoning is more appropriate.

Councilman Joe Bowcutt stated that he is concerned putting a C-4 zone there now when right now they can't change it at all.

Ray Snyder inserted that they would have to come in and see staff to make sure it all works prior to any business being there.

Doug Dunker added that I approached them because this aligns with the master plan for both properties to be C-4. If it stayed PD-R it may cause someone else grief down the road.

Assistant City Attorney Victoria Hales reminded the commission it is a public hearing item.

Chairman Ross Taylor opened the item to the public for comments.

Councilman Joe Bowcutt inserted that no matter what we do it will be a great improvement to that site.

Chairman Ross Taylor closed the item to the public and opened the item for discussion among commissioners.

MOTION: Commissioner Ro Wilkinson made a motion to accept the zone change on item 3B.

SECONDED: Commissioner Nathan Fisher seconded the motion.

AYES (4)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chairman Ross Taylor

Commissioner Nathan Fisher

NAYS (0)

Motion carries.

4. **PRELIMINARY PLAT (PP)**

- A. Consider approval of a preliminary plat for “**Stone Cliff Phase 13**” a seven (7) lot residential subdivision. The applicant is Traveller and Stone Cliff and the representative is Mr. Reid Pope. The property is zoned PD-R (Planned Development Residential) and is located at 2600 Cobalt Drive. Case No. 2014-PP-025 (Staff – Wes J.).

Wes Jenkins explained:

The master plan for Stone Cliff is on the board. This is the eastern side of the project. It does fit into the plan that was approved. A portion of the upper road will set within the ridgeline setback. No structure or building can be built within that or significant disturbance to vegetation. We took some pictures to show where the road goes. The road will follow the dirt path that is already there. The reason we took the photos is because

staff feels the road is acceptable. There will be some vegetation disturbance but it will not be significant. The building or structure would be allowed but the road would sit along that setback. It would be right on the setback line. It wouldn't be towards the ledge.

Commissioner Nathan Fisher asked how big the road would be.

Wes Jenkins responded that they're all private streets so the road will be 40' with no sidewalk and just the extra pavement width (usually 33-35'). There is also a note against any structure being within 100' of the property line. It appears that the property line is north of the ridge line. It should be acceptable but we'll verify as the buildings come forth.

Commissioner Nathan Fisher asked if this plat shows where the 100' starts.

Wes Jenkins said there will be a note on the plat saying no structure.

Commissioner Nathan Fisher noted that the plat says there is going to be a trail.

Wes Jenkins responded yes, residents walk along that ridge line. Staff looked and felt it was acceptable for the area because there is not a lot of vegetation. They will put the road 1-2 feet lower so residents cannot see it from down below.

Commissioner Nathan Fisher asked if residents will they see the tops of cars.

Wes Jenkins responded yes but the amount of traffic will be minimal.

Discussion of the road took place between staff and the Planning Commission

Wes Jenkins added that they will be required to do large rock walls. The ordinance allows for an 8' max wall and then it has to set back for another 8' wall.

Commissioner Nathan Fisher asked if the wall then climbs.

Wes Jenkins implied that it did.

Councilman Joe Bowcutt asked if there was a concern on the road that comes up to there and asked if this is the road where the City owns part of the property.

Wes Jenkins responded no, that's the existing construction access. The City will own part of the construction access. This roadway is not part of that.

Councilman Joe Bowcutt asked if they resolved the City owned part.

Wes Jenkins said yes they have.

Assistant City Attorney Victoria Hales inserted that this is subject to legal approvals for ridgeline to make sure it does not violate ordinance for the ridgeline.

Commissioner Nathan Fisher asked if staff feels comfortable with the cars going by.

Wes Jenkins responded that staff does feel comfortable.

Commissioner Nathan Fisher asked if this is a main road.

Wes Jenkins responded that it's not.

Ray Snyder inserted that if Planning Commission votes for approval we recommend approval with #1 no structure in the 100' setback per ordinance #2 follow current road alignment #3 rock walls built within lots must take in elevation #4 subject to legal review

MOTION: Commissioner Don Buehner made a motion to recommend approval with what Ray Snyder said with emphasis on subject to legal.

SECONDED: Commissioner Ro Wilkinson seconded the motion.

AYES (4)
Commissioner Ro Wilkinson
Commissioner Don Buehner
Chairman Ross Taylor
Commissioner Nathan Fisher
NAYS (0)
Motion passes.

- B. Consider approval of an amended preliminary plat for “**Gentry Lane**” a twenty-four (24) lot residential subdivision. The applicant is Gentry Lane LLC and the representative is Bush & Gudgell, Inc. The property is zoned RE-12.5 (Residential Estates 12,500 square foot minimum lot size) and is located northwest of the intersection of Little Valley Road and Horseman Park Drive. Case No. 2014-PPA-026 (Staff – Wes J.).

This Preliminary Plat came in recently and staff initiated this amendment. There is a utility/trail there that they want to run the sewer and storm drain through there. Waste Water, Streets and Parks did not like that because manholes would sit behind the Fields at Little Valley. Cleaning those would require a 25’ access with something that would support the truck. Staff didn’t like having a drain line on two properties requiring a 25’ easement that would preferably be dedicated. As we looked at it we wanted the road to be there. It sits closer to Horseman than policy allows. Staff will try to align Horseman in the future. Our thought is that it is too close now but in the future it will be correct. The other reason is drainage. Sewer and storm drain will have to come to the low point of the property. The one question now is dedicating that access to the park to the City. I haven’t talked to the Parks Department to see if they want it.

Commissioner Nathan Fisher asked if this is what they did in Meadow Valley for kids to walk to school.

Wes Jenkins responded yes they did. I’m not sure who maintains it but this will be subject to the Parks Department being willing to accept and maintain that area.

Commissioner Nathan Fisher asked if the goal is for the roads to be perpendicular and align.

Wes Jenkins responded yes.

Commissioner Nathan Fisher asked what is there currently.

Bob Nicholson inserted that it’s a shed.

Councilman Joe Bowcutt asked if when you move the road to align Horseman Park who owns where the road is now.

Wes Jenkins responded that I don’t have that answer yet. There are utilities there now that will have to be worked out.

Commissioner Nathan Fisher added that if it’s vacated it goes to the adjacent land owners.

Councilman Joe Bowcutt concluded that we don’t want the old road to be a weed patch.

Wes Jenkins assured that it will be taken care of and added that again this is subject to Legal and Parks approval.

MOTION: Commissioner Nathan Fisher made a motion to recommend approval of the

**amended Preliminary Plat 4B conditioned upon legal approval and parks approval.
SECONDED: Commissioner Don Buehner seconded the motion.**

AYES (4)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chairman Ross Taylor

Commissioner Nathan Fisher

NAYS (0)

Motion passes.

Ray Snyder approached to present training material, Danger by Design.

Chairman Ross Taylor asked that the minutes be approved prior to the training segment.

5. **MINUTES**

Consider approval of the minutes from the April 22, 2014 meeting.

There were no proposed edits.

MOTION: Commissioner Don Buehner made a motion to approve the minutes.

SECONDED: Commissioner Nathan Fisher seconded the motion.

AYES (4)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chairman Ross Taylor

Commissioner Nathan Fisher

NAYS (0)

Motion passes.

Ray continued concerning the training packet that was distributed.

ADJOURN

MOTION: Commissioner Nathan Fisher made a motion to adjourn.

SECONDED: Commissioner Don Buehner seconded the motion.

AYES (4)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chairman Ross Taylor

Commissioner Nathan Fisher

NAYS (0)

Meeting adjourned at 7:00 pm